

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R18322

Property Information

property address: 4403 TEXAS

legal description: BEVERLY ESTATES, LOT 1A (PART OF), ACRES 2.84, "PARK CENTRAL CENTER-PT OF (BACK STRIP BLDG)"

owner name/address: PORCELLINO, INC

19 HAYWOOD ST

ASHEVILLE, NC 28801-2835

full business name: Las Lomas; Yesterday's; Carousel Paperback; Aggie Land Home; Classy Nails; A Little; Edward Jones

land use category: Comm retail

type of business: Strip center/restaurant

current zoning: C2

occupancy status: occupied

lot area (square feet): 123,710

frontage along Texas Avenue (feet): 495.39

lot depth (feet): 244.07

sq. footage of building: 18,699

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 2 building height (feet): # of stories: 1

type of buildings (specify): concrete

building/site condition: 5- well-maintained structure

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1979 accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

of signs: 4 type/material of sign: E/H; wood; billboard

overall condition (specify): good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 110

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 16x10 sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: excellent

end islands or bay dividers: ☒ yes ☐ no:

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no

if yes, which ones: _____

meet adjacent separation requirements: ☒ yes ☐ no meet opposite separation requirements: ☒ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: good _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
